

Arbor Manors Homeowners Association
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 202000331295, 201300390204 and 201000012059

1. Subdivision information. Arbor Manors is an addition to the city of Coppell in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

- (Tract I) Clerk File Number – 20080314835
- (Tract II) Clerk File Number – 20080207447

2. Declaration information. Lots in Arbor Manors are subject to Declaration of Covenants, Conditions and Restrictions for Arbor Manors, recorded on May 19, 2009, as Document No. 200900142278, Real Property Records, Dallas County Texas.

3. Name of property owners association. Arbor Manors Homeowners Association

4. How to contact the association through its managing agent.

Arbor Manors Homeowners Association
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://arbormanors.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 9 day of Dec 2022

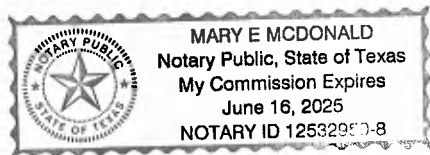
Arbor Manors Homeowners Association, a
Texas property owners' association

By: [Signature]

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

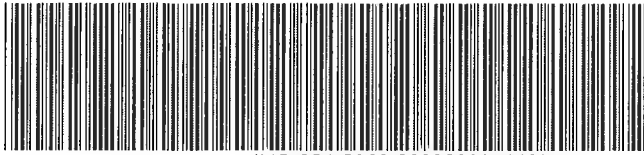
This instrument was acknowledged before me on this 9 day of Dec 2022 by Lisa
Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Mary McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Arbor Manors Homeowners Association
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-364-2023-202300003649

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300003649

Real Property Recordings

Recorded On: January 06, 2023 10:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300003649
Receipt Number: 20230106000264
Recorded Date/Time: January 06, 2023 10:29 AM
User: Hilga R
Station: CC15

Record and Return To:

FIRSTSERVICE RESIDENTIAL TEXAS, INC.
14951 N DALLAS PKY STE 600

DALLAS TX 75254



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX